

Crowthorne Stakeholder Meeting 4, 18/1/17– Minutes

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

Time: 2:00pm – 3:00pm

Attendees:

Peter Dadswell - Allen Dadswell Construction Consultants	Cllr Janet Rogers – Wokingham Without Parish Council
Cllr Bruce McKenzie-Boyle – Crowthorne Parish Council	Cllr Bob Wade – Crowthorne Ward (BFC) and Crowthorne Parish Council
Cllr Ken Newland – Wokingham Without Parish Council	Cllr David Sleight – Wokingham Without Ward (WBC)
Katja Stille – Tibbalds	Helen Cooke – Stride Treglown
David Hare – St Sebastian’s Church	Carole Doran – CVAG
Holly Ramsey – Quatro	John Baster - CVAG
John Allan – Legal and General	Richard Shirley – Scouts Group Representative
Andrew Dicker – Legal and General	Matt Russell - Vectos
Chris Swordy – Legal and General	Richard Hesketh – Quod

Minutes:

- 1.1** The meeting began with introductions and a reminder about the upcoming public exhibition followed by a project news update from John Allan, L&G. John Allan gave his email address to stakeholders so that they could contact him directly should they wish to, and gave an update on team changes and programme timing.
 - The reserved matters application for the first phase of housing is due to be submitted towards the end of February.
 - A new website has been created, hosted by L&G which will contain all up to date information on the project – www.legalandgeneral.com/homes/crowthorne.
 - L&G are looking for ideas and suggestions from the community of a development name.
- 1.2** Peter Dadswell noted that the safe removal of asbestos was almost complete and the main clearance is complete. Demolition should be complete by the end of May/early June and it is hoped that a start could be made on offsite highways around April/May. Residential building work could commence in July based on consent from BFC.
- 1.3** Richard Hesketh updated stakeholders that the project team are refining with BFC the submitted masterplan and are also progressing the Design Code, which will guide the detailed design of the development. The first reserved matters application was for the SANG which is with BFC and is being refined in discussion with the officers. The second reserved matters application will be for the first phase of homes and will include the detailed design of what the homes will look like – this will be for in the region of 200 homes. The detailed design for the school will be in a separate reserved matters application that follows on.
- 1.4** Katja Stille gave an update on the Design Code which will ensure a level of consistency for the new homes, define main streets and secondary streets and set out the design principles for evolution of the development in general. The aim is to create character and richness; not every street will be identical. Katja showed stakeholders where the first phase of homes is likely to be located in the south-west of the site.

1.5 Helen Cooke showed stakeholders what is going to be displayed on the school proposals at the public exhibition and gave an update on the proposals.

- Traffic surveys are currently underway.
- The school will have a secure boundary around it.
- A habitat area is provided within the school site, with some of the existing trees on the site retained and thinned out.
- Sports use for the public will be managed by the school – it was agreed that matters such as vandalism and safeguarding should be considered.
- There is no BFC requirement for a caretaker – this was a concern to some stakeholders and Helen would further discuss this with BFC.
- There will be CCTV provision.

1.6 Matt Russell noted that they are currently working on the details of the approved highways and access proposals. Subject to technical approvals, it is anticipated that offsite highways works will begin in April/May which will initially consist of Old Wokingham Road/Nine Mile Ride roundabout improvements. Other works following this will include improvements to the Bracknell Road/Old Wokingham Road roundabout.

A newly created cycleway and footpath will create connectivity to the site and Crowthorne.

1.7 John Baster requested that Emm Brook is renamed to avoid confusion with Wokingham, which was agreed. He also referred to the ongoing tree work and how much work remained. Peter explained this management work and that it has all been agreed with BFC. He also advised that while the bulk areas had been done there remain small areas of tree clearance still to do.

Janet Rogers raised concerns about the location of the first residential phase, given the need for highways and utilities works to be undertaken on Old Wokingham Road for the adjacent Bewley Homes site. Peter explained that the L&G team had been discussing this with BFC/WBC and the works were being coordinated to ensure any disruption is minimised.

Janet Rogers raised a concern about the amount of water flowing from the site. The explanation was that we have not yet built anything that would increase the water run-off rate from the site, rather we have broken up lots of areas of hard standings that mean the run-off rate is now slower than it would previously have been. The drainage engineers advise that this more than off-sets the effect of the tree clearance works. Moving forward, additional water retention ponds will be constructed in advance of new hard areas and building roofs so that the run-off rate does not increase, ultimately it will reduce from the pre-commencement condition.

Bob Wade suggested that we provide some words for the next edition of the Crowthorne Eye and this could also be used to request ideas for the name of the development. This was agreed to.